

**TOWN OF HORICON  
ZONING BOARD OF APPEALS  
Minutes of March 27, 2012**

**Members Present:** Cheryl Erickson, Priscilla Remington, Curt Castner, Alternate: Carl Heilman and Bob Miller

**Members Absent:** Gary Frenz, Thad Smith

**Others Present:** Town Attorney Mike Hill,

**Guests Present:** Matt Fuller, Maclane Hadden, John Caffry, David and Craig House

**Pledge**

The regular meeting was called to order by Vice-Chair, Cheryl Erickson. Cheryl Erickson stated that Carl Heilman and Bob Miller will be a voting member due to the absence of Gary Frenz and Thad Smith. Mike Hill stated that Matt Fuller requests the February minutes be produced in greater detail. Cheryl Erickson stated that the February minutes will be tabled at this time pending a further draft. Curt Castner made a motion to approve the January minutes, 2<sup>nd</sup> by Carl Heilman. All Ayes except Priscilla Remington as she was absent for the January meeting.

**NEW BUSINESS:**

**File #2012-08A Tax Map 72.13-2-48 Brant Lake Height HOA** seeing an Appeal of the Zoning Administrator's determination. Matt Fuller stated that he would hold off on his arguments until both Gary McMeekin is present but stated that the board must set a public hearing within 45 days per Town Law and requests the public hearing be scheduled for next month. Mike Hill recommended to the board to not make any decisions until the Zoning Administrator Gary McMeekin is present and can hold the public hearing open until May 22<sup>nd</sup>. Priscilla Remington made a motion to set the public hearing for the April 17<sup>th</sup> meeting, 2<sup>nd</sup> by Curt Castner. All Ayes.

**File #2012-07 AV Tax Map 20.17-1-8 David House** seeking a 50' shoreline setback variance and two side-yard setback variances to build a 3'6" high by 71' long retaining wall on parcel located at 652 East Shore Drive. Dave House stated he has received permits from the DEC and Army Core of Engineers, this retaining wall is to stop the erosion, the stakes are in and a survey was done. Question was asked regarding the APA. Brief discussion ensued regarding the APA review, the boards secretary will contact Brian Grisi for his opinion. Being no further comments or questions Curt Castner made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Priscilla Remington, All Ayes.

**File #2012-06AV Tax map 20.13-1-14 Mark and Brenda Carpenter** seeking a 45' shoreline setback variance and a 34' roadway setback variance to replace a shed on parcel located at 750 East Shore Drive. Brief discussion ensued regarding the placement of the structure and the topography of the property. Being no further comments or questions, Carl Heilman made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Curt Castner, All Ayes.

**PUBLIC HEARING:**

**File # 2012-03Av Tax Map 70.15-1-12 Maclaine Hadden** seeking a 104.8' shoreline setback variance to build a 28' x 58' home on parcel located at 3519 East Schroon River Road. Maclaine Hadden reiterated his project to remove the older mobile home and replace it with a single family dwelling 15' back further from the shoreline without any impact on the environment, and there will be a new conforming septic system. Cheryl Erickson confirmed that this will be further back from the shoreline, the retaining wall would keep the home out of the flood area, the house would be 2' above the lot level and there would be no drastic changes to the property, that this would be a considerable improvement without changing the character of the neighborhood.

Maclaine Hadden added that the new home will be 4' wider as the building would be squared off with a low profile roof of a 5/12 pitch, approximately 1500 square feet, two bedrooms and two bathrooms, one and one-half stories high with no basement. Being no further comments or questions, Priscilla Remington made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Carl Heilman. All Ayes.

**UNFINISHED BUSINESS:**

**File # 2011-16A Tax Map 39.13-1-7.1 G Leon Cochran ETAL** seeking an Appeal of Zoning Administrator's Determination. Mike Hill suggested the board not get into a discussion regarding the decision and wanted the board to think about composing a draft decision that could drawn up and discussed at the May 22nd meeting.

**BOARD PRIVILEGE:**

Reminder: The April meeting will be held on the 17<sup>th</sup>, and the June meeting will be held on the 19<sup>th</sup>.

There being no further business before the board, Vice-Chair Cheryl Erickson adjourned the meeting at 8:45 PM

Respectfully Submitted.

Christine Smith-Hayes, Secretary